



PLANNING & ZONING COMMISSION AGENDA

October 24, 2024, 6:00 pm

Abita Springs Town Hall

TOWN OF ABITA SPRINGS YOUTUBE CHANNEL

- Welcome / Introduction
- Pledge of Allegiance
- Roll Call
- Call for Agenda Modifications
- Acceptance of Minutes from September 26, 2024, meeting

PLANNING:

- Adoption of the Future Land Use Map *Amend the Town Master Plan, to include a Future Land Use Map (FLUM) as an appendix, specifically to guide the Town's future growth and development, and to support the upcoming comprehensive rezoning process.*

ZONING:

- Amend the official zoning map of the town of Abita Springs to separate the commercial-historic and residential-historic zoning designations into the base districts and the historic overlay district.
- Presentation and discussion of upcoming comprehensive rezoning process

Discussion

- Discuss potential commercial development on Hwy 36 next to the Abita River
- Public Comments
- Announcements
- Adjournment

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The following are minutes from the Planning and Zoning Commission meeting on Thursday, September 26, 2024, in Abita Springs Town Hall. The meeting convened at 6:01 PM.

Commissioner Hall called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included Chad Hall, Claire Guidry, Mike Lanaux, and Lex LeBlanc. Commissioner John Pierce was absent. Kristin Tortorich and Mark Fancey were also present.

There were no modifications to the meeting agenda.

The Commission reviewed the draft minutes from the August 29, 2024, meeting. Commissioner Guidry motioned to accept the minutes of the August 29, 2024, meeting. Commissioner Lanaux seconded the motion. All commissioners were in favor.

PLANNING

No items were on the agenda.

ZONING

Public Hearing

No items were on the agenda.

DISCUSSION

Future Land Use Map

The Commission reviewed the latest version of the Future Land Use Map (FLUM). The FLUM has been revised based on feedback received from the Planning and Zoning Commission, Town staff, and public comments received at the most recent open house. The Commission discussed the following revisions.

- More public land identified and designated as such (Including the property on 10th near the cemetery).
- Commercial designation along future Harrison Avenue extended East. Claire Guidry said that near the east end of the Harrison Avenue extension land should be designated as Mixed Use. The Commission agreed that this change should be made.
- Current extent of the Historic District added (Not including areas adopted by text which will need to be added).
- Mixed use extended east along Level and Main streets.
- Mixed use extended south along Hwy 59 to Harrison Avenue.
- Mixed use extended north to include property near the closed Hickory Street Bridge.
- Town Center category changed to Mixed Use to reflect its expanded footprint.

The Commission discussed the designation for the 6.5-acre commercial-zoned property on Hwy 59 north of Southwind Subdivision. The Commission agreed that the Mixed-Use designation would fit best with the surrounding residential neighborhood.

Lex LeBlanc noted several gaps in the Commercial designation along Hwy 36 in the southeast portion of town. Kristin Tortorich said she would check with the planning consultants regarding the designations in this area.

The Commission agreed that the Mixed-Use designation should be applied to the areas shown as Commercial along the Tammany Trace in the southwest portion of town.

Kristin Tortorich said the revised FLUM will be e-mailed to the Commissioners with adoption of the map scheduled for the October meeting.

Public Comment

No comments received.

ANNOUNCEMENTS

Kristin Tortorich said that the Abita Springs Truck and Tractor Showcase is scheduled for Saturday, September 28, 2024, from 12:00 to 3:00 PM at Abita Springs Recreation District 11.

ADJOURNMENT

Commissioner Guidry motioned to adjourn. Commissioner Lanaux seconded the motion. All Commissioners voted in favor. Meeting Adjourned at 6:29 PM.

Kristin M. Tortorich, Planning & Zoning Director

Date



**Town of Abita Springs
Planning & Zoning Public Hearing**

THURSDAY, October 24, 2024

Town of Abita Springs Planning & Zoning Public Hearing

Notice is hereby given that a public hearing will be held by the Town of Abita Springs Planning and Zoning Commission at 6:00 pm on Thursday, October 24, 2024, at Town Hall, 22161 Level St., Abita Springs for the purpose of receiving public comments regarding adoption of the Future Land Use Map. All interested parties shall have the right and opportunity to appear and be heard on the subject.



THE PLANNING COMMISSION OF THE TOWN OF ABITA SPRINGS TO AMEND THE MASTER PLAN, TO INCLUDE A FUTURE LAND USE MAP (FLUM) AS APPENDIX A, SPECIFICALLY TO GUIDE THE TOWN’S FUTURE GROWTH AND DEVELOPMENT, AND TO SUPPORT CONSIDERATION OF FUTURE ZONING AND SUBDIVISION REQUESTS.

WHEREAS, the Town of Abita Springs completed an evaluation of its Comprehensive Land Use Plan and prepared an updated Master Plan to guide future growth in the Town; and

WHEREAS, in accordance with Louisiana Revised Statutes 33:106 the Planning Commission is authorized to adopt a Master Plan, its parts, amendments, and additions; as well as—from time to time—amend, extend, or add to the plan; and

WHEREAS, in accordance with LA RS 33:106(B)(1) and (2), such a plan... “may include a commission's recommendations for the development of the parish or municipality, as the case may be, including, among other things, the general location, character, and extent of railroads, highways, streets, viaducts, subways, bus, street car and other transportation routes, bridges, waterways, lakes, water fronts, boulevards, parkways, playgrounds, squares, parks, aviation fields, and other public ways, grounds, and open spaces; the general location of public buildings, schools, and other public property; the general character, extent and layout of public housing and of the replanning of blighted districts and slum areas; the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, communication, power, transportation, and other purposes; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities, or terminals;” and

WHEREAS, based upon input collected at these public hearings, amendments were made to the Future Land Use Map to better acknowledge and establish the Map as a guiding document to support the Town’s growth and development and not a regulatory Map like the Town’s zoning and subdivision regulations.

THEREFORE, LET IT BE RESOLVED that the Planning Commission does hereby amend the Town Master Plan, to include the Future Land Use Map (FLUM) as Appendix A, specifically to guide the Town’s future growth and development, and to support consideration of future zoning and subdivision requests.

BE IT FURTHER RESOLVED that the Master Plan, as amended, shall be posted on the Town’s Planning website, in whole or in parts, to support public participation, understanding, and Plan implementation efforts in the months and years to come.

The resolution having been introduced and adopted on this 24th day of October 2024, on motion of Commissioner _____, seconded by Commissioner _____, the vote was as follows:

YAYS:
NAYS:

ABSENT:
ATTEST:

ABSTAIN:

Kristin Tortorich
Planning Director

John Pierce
Planning Commission Chairman



STAFF REPORT: Proposed Future Land Use Map (FLUM)

1. Background.

- a. A Future Land Use Map (FLUM) is a tool utilized by local government to help guide long term land development patterns. It designates land under specific future land use categories such as residential, commercial, industrial, mixed-use, etc; with the intent of steering how these categorized areas should be used in the future. The map helps to ensure that growth and development aligns with the goals the Town's Comprehensive Master Plan.
- b. A Future Land Use Map (FLUM) is not a regulatory map (i.e., does not apply any rules or regulations to individual properties) but helps to guide future local decision-making, as to the generally desired future development characteristics across a jurisdiction.
- c. On March 28, 2024, the Planning Commission approved the Master Plan for the Town of Abita Springs via Resolution 2024-002.
- d. The Master Plan included a Future Character Area Map that provides a vision for future key areas in the Town but does not fully guide consideration of future zoning and subdivision requests town wide.
- e. During the master planning process, the Town developed a proposed zoning map that was reviewed and ultimately put on hold when the Master Plan was adopted, because the public requested additional input in the long-term land use vision for the Town.
- f. In most master planning processes, the development of a Future Land Use Map (FLUM) supports future rezoning requests like the proposed rezoning map previously considered. As part of the adoption of the Master Plan, the Planning Commission requested the Town immediately pursue development of a Future Land Use Map prior to consideration of any future comprehensive rezoning proposal.

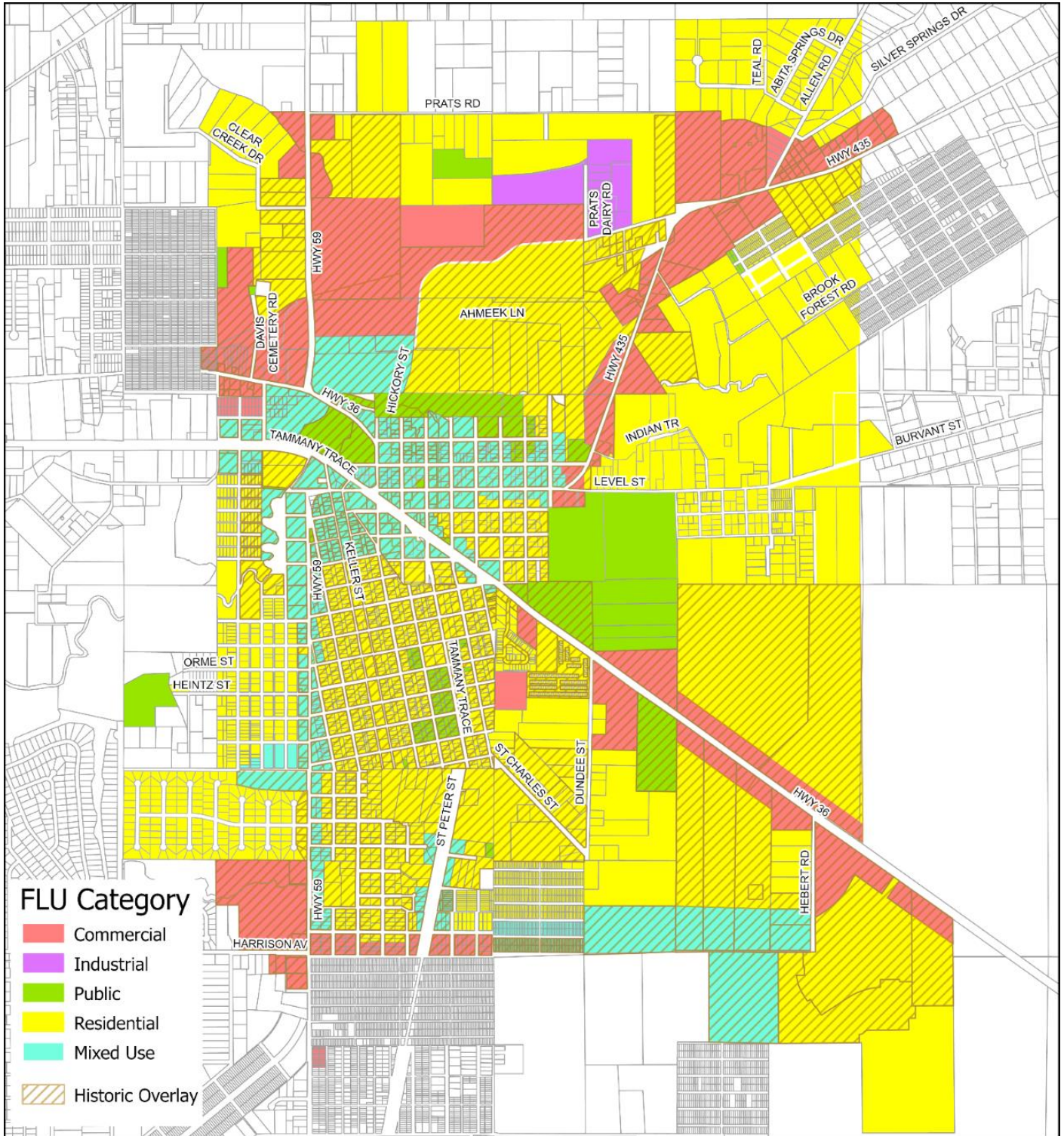
2. Findings.

- a. Amending the Town Master Plan to include a Future Land Use Map (FLUM) will support future consideration of town-wide land development requests and better reflect existing land development processes.
- b. If adopted, a Future Land Use Map would support future comprehensive rezoning processes and guide future land use (zoning and land use) petitions.

3. Recommendation.

The Planning Commission approved an amendment to the Master plan, to include the proposed Future Land Use Map (FLUM) as an appendix, in support of future potential changes to the town zoning map and zoning district regulations. The proposed FLUM is included herein as **Attachment A**.

Attachment A



<p>Produced by: Matthew Wilson Desire Line LLC matt@desire-line.com</p>	<h2>Town of Abita Springs, LA</h2> <h3>Future Land Use Map</h3>	<p>N</p>
	<p>Data Source(s): ESRI, Geographic Computer Technologies LLC, St. Tammany Parish Assessor's Office</p>	<p>Map Date: 10/21/2024</p>
<p>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</p>		



ZONING COMMISSION STAFF REPORT: Proposed Commercial District Code and Historic District Map Amendments

1. Background.

- a. The Town established and later extended a moratorium on “the issuance of any permits whatsoever in the furtherance of or uses allowed in the Commercial District of the Town and further any such permits in connection with Commercial and Multifamily uses in certain described property in the Town of Abita Springs” via Ordinance #529 on June 22, 2022, and Ordinance #544 on February 6, 2024.
- b. The Ordinances refer to unclear language and land uses in the Commercial District.
- c. On March 28, 2024, the Town of Abita Springs Planning Commission adopted the Abita Springs Master Plan to guide future growth and development, including clarifying the treatment of land uses in commercial uses.

2. Findings.

- a. As part of the Master Plan development by Dover, Kohl & Partners, development standards were created to guide future growth in the Town in a way that included site plan review processes and design standards for commercial sites.
- b. The Master Plan also underscores the importance of the Town’s historic character, including the Land Use Chapter Goal #2: Revise Development Regulations and Zoning; B: Protect and Enhance Abita Springs’ historic character utilizing the Unified Development Ordinance.”¹
- c. Properties located within the Commercial-Historic District are the primary subject of this study, wherein minor zoning map amendments are recommended to implement the Master Plan Land Use Chapter Goal #2 to support improved Code administration and the ability to more clearly administer the Code. Proposed map amendments also address properties within the Residential-Historic District by clarifying that the Historic district functions as an overlay district and separates the overlay from the base zoning districts in both the Commercial district and Residential district.

3. Recommendations.

- a. The Zoning Commission discuss, and later adopt amendments to the Abita Springs Code of Ordinances Part 9 Planning, Zoning, and Development; Chapter 2 Zoning Regulations; Sec. 9-218. - Commercial district that clarify standards and permitted uses, presented in **Attachment A** with proposed changes tracked to assess current use list and proposed use categories.
- b. The Zoning Commission recommends the Town Council approve proposed minor

¹ Abita Springs Master Plan. (Adopted March 28, 2024). Page 3.31

amendments to the zoning map, including changes to the Commercial-Historic and Residential-Historic zoning designations to separate the zoning into the base districts and better acknowledge that the Historic district is mapped an overlay district. Maps and brief descriptions of the current and proposed zoning changes are included as **Attachment B**.

ATTACHMENT A: Proposed Commercial District Amendments with Tracked Changes

TRACKED CHANGES KEY:

- Blue and bold text (**Example**): New language
- Red and strikethrough text (~~Example~~): Deleted text
- Green and underlined text (Example): Moved from a previous location

Sec. 9-218. Commercial district.

- (a) In the commercial district, no building or premises shall be used, and no building shall be hereinafter erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses.
- (1) **Appliance sales and repair – all inventory must be stored inside.**
 - (2) **Artisan studio – art, dance, music, theater, photography.**
 - (3) **Art gallery, museum, library.**
 - (4) **Animal hospital, veterinarian.**
 - (5) **Auditorium - movie, music, theater, other.**
 - (6) **Bakery, confectionary or candy store (products sold retail on premises).**
 - (7) **Bank/financial institution.**
 - (8) **Barbershop, salon, spa, nail parlor, beauty parlor, massage, and similar personal service requiring a license.**
 - (9) **Bicycle sales and repair shop.**
 - (10) **Boutiques – cultural and artistic products, florist, antiques, photography.**
 - (11) **Clothes cleaning establishment for drop off and pickup only or using nonflammable and nonexplosive cleaning fluids.**
 - (12) **Clothes making, millinery, tailor.**
 - (13) **Drugstore or pharmacy.**
 - (14) **Gym, rehabilitation, or physical therapy.**
 - (15) **Hardware store, locksmith, building supplies/paint store.**
 - (16) **Hobby shop.**
 - (17) **Hotel/motel with less than 10 rooms.**
 - (18) **Indoor entertainment – bowling, skating, axe throwing, virtual golf, and similar establishments.**
 - (19) **Medical or dental clinic.**
 - (20) **Neighborhood market – groceries, fruits and vegetables, seafood, meat.**
 - (21) **Offices - business and professional including lawyer, interior design, real estate.**

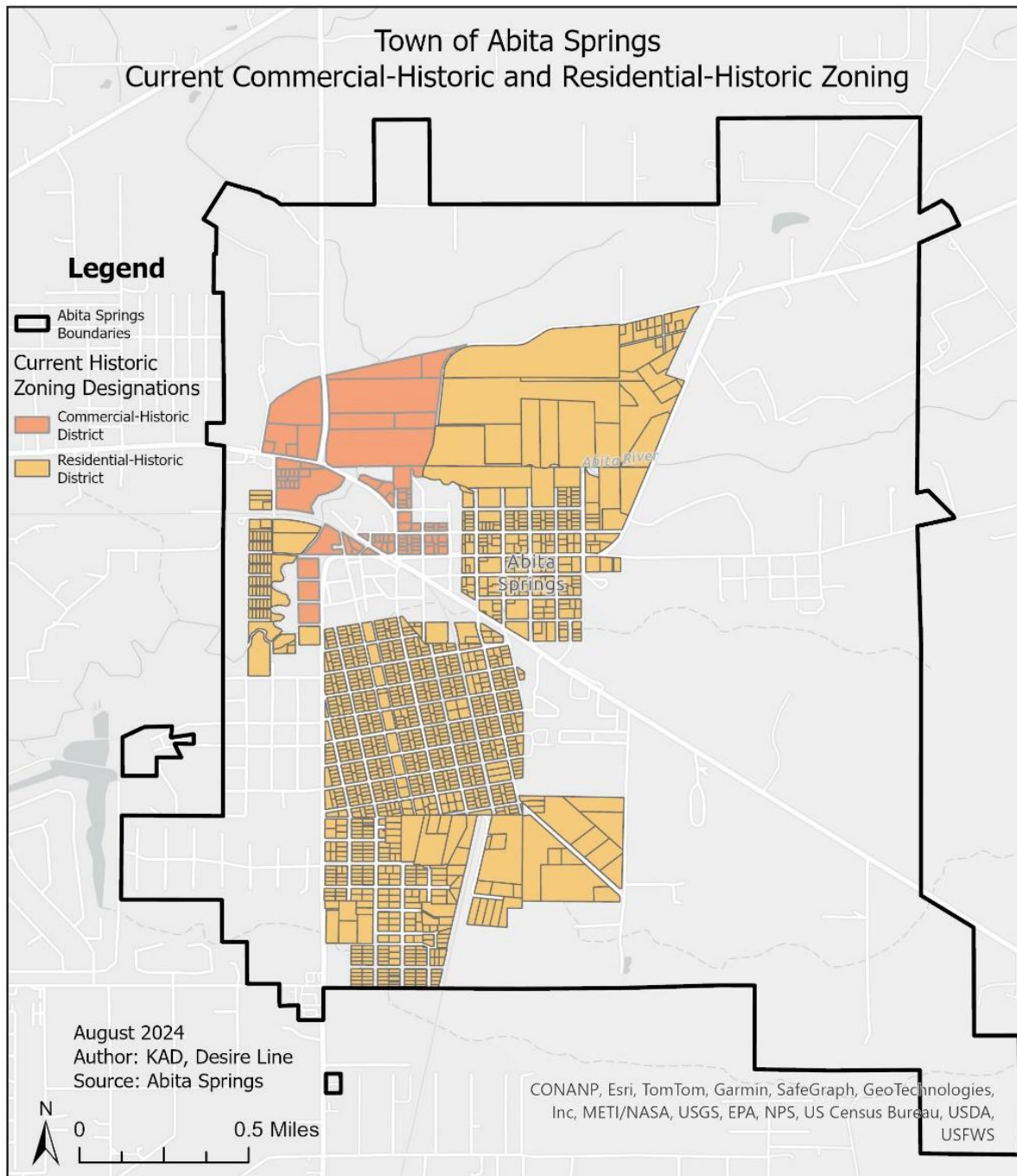
- (22) Public facilities including utilities and parks and open space areas.
- (23) Refreshment stand – snowball, ice cream, coffee, etc. with no indoor seating.
- (24) Restaurant, delicatessen, café, coffee shop.
- (26) Specialty retail outlet selling clothes, shoes, accessories, books, stationery, newspapers, furniture, jewelry.
- (27) Bed and breakfasts subject to the requirements of Sec. 9-232.
- (28) Farm stand or farmers' market.
- (29) Gas station including automotive repair, having no more than two (2) pumps.
- (28) Appurtenant structures and uses customarily incidental to above listed uses.
- (29) Mixed use—multi-family/commercial, must be a two-story structure with residential on the second floor and commercial on the first floor, residential area not to exceed one-half of the total square footage of structure, each apartment must be 600 square feet or larger, and adequate parking as per the parking ordinance.
- (30) One single-family residence per lot subject to the development standards of the Residential District.
- (31) Multi-family residential subject to the development standards of the Multi-family District.
- (32) Townhouse/condominium residential subject to the development standards of the Townhouse/Condominium District.

- ~~(1) Any use permitted in residential district and multifamily district;~~
- ~~(2) Bakeries (products sold retail on premises);~~
- ~~(3) Banks;~~
- ~~(4) Barbershops, beauty parlors, chiropodist and similar personal service shops;~~
- ~~(5) Bicycle sales and repair shops;~~
- ~~(6) Camera shops;~~
- ~~(7) Clothes pressing and repair;~~
- ~~(8) Clothing stores;~~
- ~~(9) Delicatessens;~~
- ~~(10) Drugstores and pharmacies;~~
- ~~(11) Dry cleaning pickup station;~~
- ~~(12) Filling stations;~~
- ~~(13) Florists;~~
- ~~(14) Garages, parking;~~
- ~~(15) Garages, storage;~~
- ~~(16) Grocery stores, including meats, fruits and vegetables;~~
- ~~(17) Hardware stores;~~
- ~~(18) Laundromats;~~
- ~~(19) Laundry pickup stations;~~
- ~~(20) Liquor stores;~~
- ~~(21) Locksmith shops;~~
- ~~(22) Medical and dental clinics for human patients only;~~
- ~~(23) Messenger and telegraph offices;~~
- ~~(24) Offices;~~
- ~~(25) Parking lots;~~
- ~~(26) Photographers' studios;~~

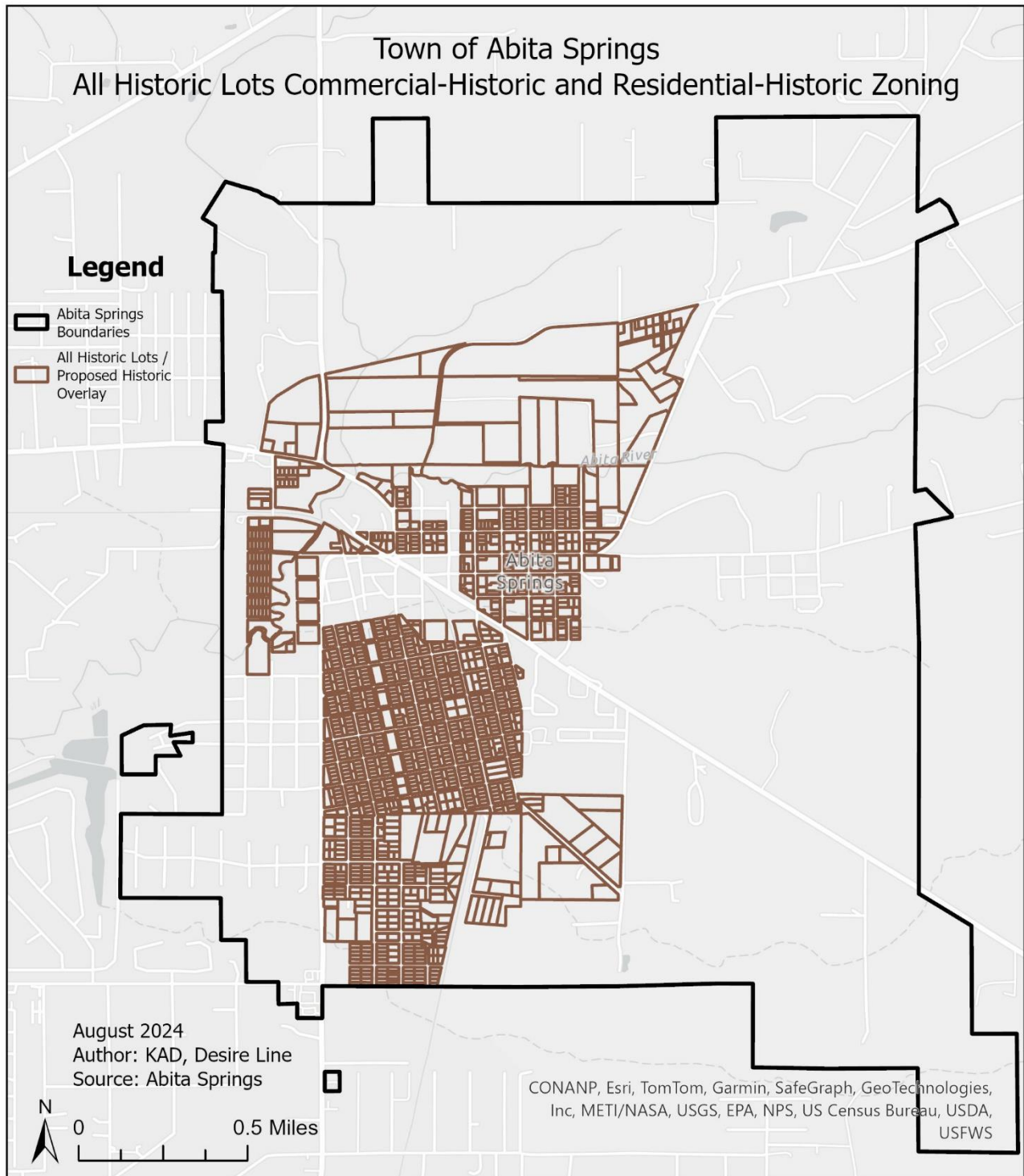
- ~~(27) Restaurants and cafes;~~
- ~~(28) Shoe repairing shops;~~
- ~~(29) Shops for the repair of radios, televisions, and similar commodities;~~
- ~~(30) Shoe stores;~~
- ~~(31) Signs and billboards;~~
- ~~(32) Stationery and book stores;~~
- ~~(33) Tailoring, millinery and custom dress making shops;~~
- ~~(34) Theaters (not drive in);~~
- ~~(35) Variety stores;~~
- ~~(36) Bowling alleys;~~
- ~~(37) Bus depots;~~
- ~~(38) Dancing studios;~~
- ~~(39) Funeral homes;~~
- ~~(40) Garages, public;~~
- ~~(41) Gift shops;~~
- ~~(42) Hotels;~~
- ~~(43) Nightclubs;~~
- ~~(44) Antique shops;~~
- ~~(45) Art shops;~~
- ~~(46) Beer gardens;~~
- ~~(47) Book shops;~~
- ~~(48) Broadcasting and recording stations;~~
- ~~(49) Candy stores;~~
- ~~(50) Caterers;~~
- ~~(51) Cigar stores;~~
- ~~(52) Dry good stores;~~
- ~~(53) Department stores;~~
- ~~(54) Express offices;~~
- ~~(55) Fish markets;~~
- ~~(56) Gyms;~~
- ~~(57) Hat stores;~~
- ~~(58) Furniture stores;~~
- ~~(59) Jewelry stores;~~
- ~~(60) Leather goods shops;~~
- ~~(61) Musical instrument shops;~~
- ~~(62) Newsstands;~~
- ~~(63) Newspaper and printing offices;~~
- ~~(64) Pawnbrokers;~~
- ~~(65) Pool halls;~~
- ~~(66) Paint stores;~~
- ~~(67) Shoe shining parlors;~~
- ~~(68) Appurtenant structures and uses customarily incidental to above listed uses; or~~
- ~~(69) Mixed use—Multi family/commercial, must be a two story structure with residential on the second floor and commercial on the first floor, residential area not to exceed one half of the total square footage of structure, each apartment must be 600 square feet or larger, and adequate parking as per the parking ordinance.~~

ATTACHMENT B: Proposed Zoning Map Amendments for Commercial-Historic and Residential-Historic

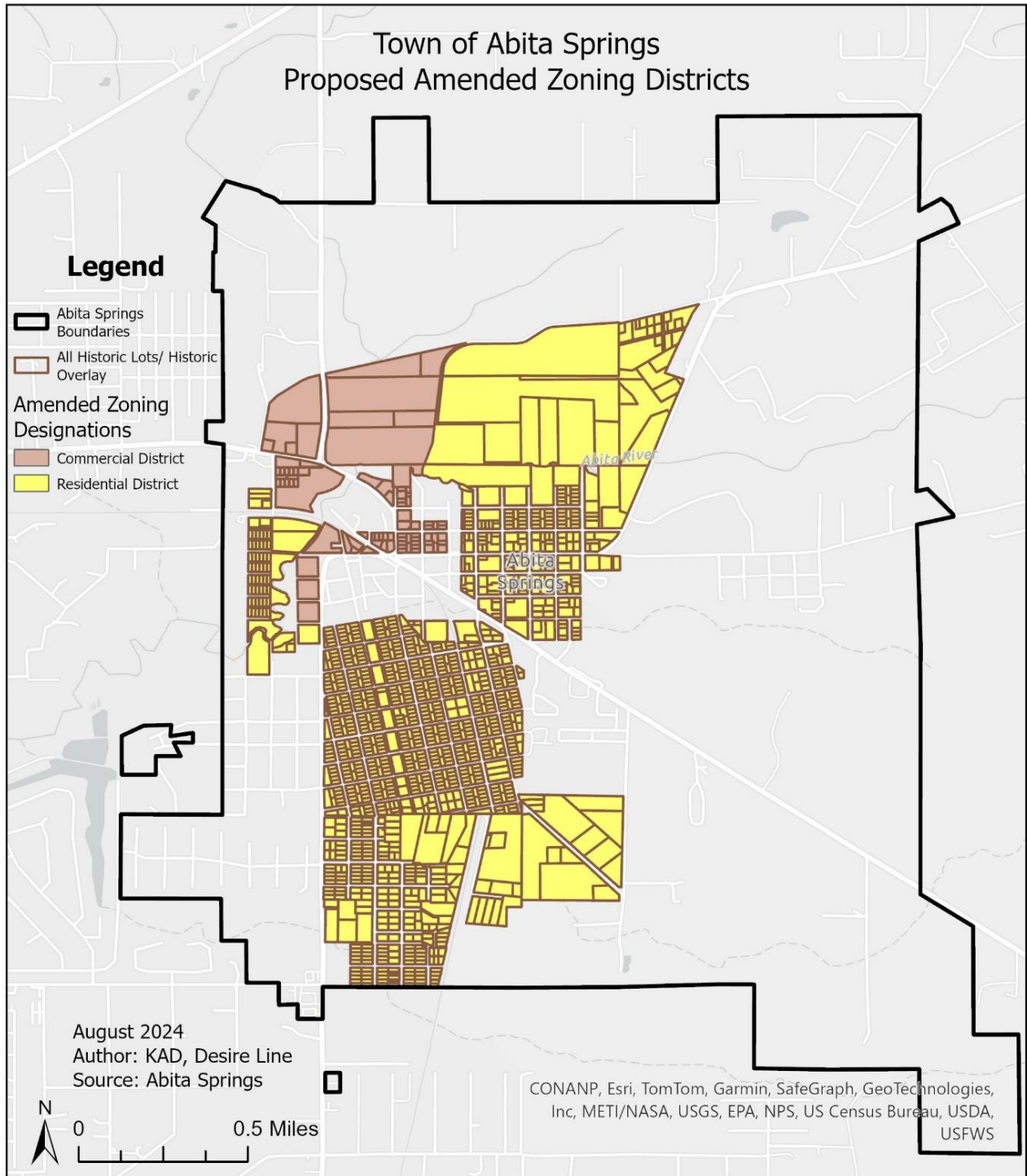
Map B.1: Lots currently zoned Commercial-Historic district and Residential-Historic district.



Map B.2: All historic lots combined into one Historic district overlay.



Map B.3: Commercial-Historic lots amended to Commercial, Residential-Historic amended to Residential, and Historic District overlay.





PLANT SCHEDULE

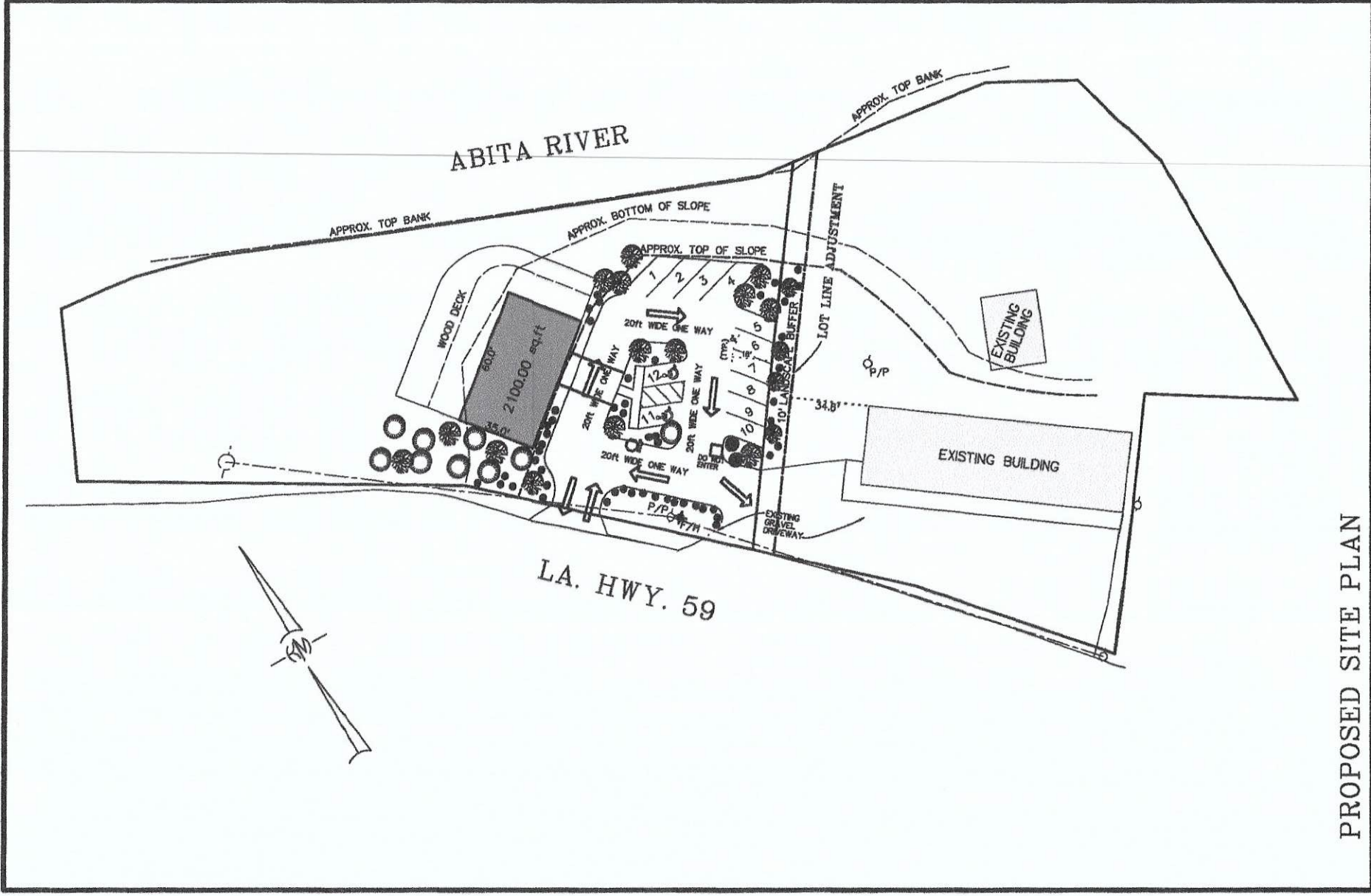
COMMON NAME	BOTANICAL NAME	QUANTITY
Bald Cypress	<i>Taxodium distichum</i>	4
Sweet bay Magnolia	<i>Magnolia virginiana</i>	4
Little Gem Magnolia	<i>Magnolia grandiflora 'little gem'</i>	4
White Fringe Tree	<i>Chionanthus virginiana</i>	4
Eastern Redbud	<i>Cercis canadensis</i>	2
Honey Locust	<i>Gleditsia triacanthos</i>	2
Wax Myrtle	<i>Morella cerifera</i>	5
Holly Yaupon	<i>Ilex vomitoria</i>	1
American Beauty berry	<i>Callicarpa americana</i>	9
Viburnum Arrowwood	<i>Viburnum dentatum</i>	5
Dwarf Yaupon	<i>Ilex vomitoria nana</i>	10
Virginia Sweetshrub	<i>Itea virginiana</i>	7
Louisiana Iris	<i>Iris spp.</i>	25
Spider Lily	<i>Lycoris radiata</i>	5
Bottle brush	<i>Aesculus parviflora</i>	4
Knockout Rose	<i>Rosa 'knockout'</i>	12
Purple Coneflower	<i>Echinacea spp.</i>	8
Rudbeckia	<i>Rudbeckia spp.</i>	7
Indian Blanket	<i>Gaillardia spp.</i>	12
Blue Balm	<i>Monarda spp.</i>	9
Milkweed	<i>Asclepias spp.</i>	12
Casara	<i>Guarantee spp.</i>	9

0.852 ACRES,
 TOWN OF ABITA SPRINGS,
 ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 50'
 DRAWN: DRJ
 DATE: 02-28-24
 JOB NO.: 21-174-DRAFT006
 REVISED:

PROPOSED SITE PLAN



PROPOSED SITE PLAN

0.852 ACRES,
TOWN OF ABITA SPRINGS,
ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 50'	DATE: 02-28-24	JOB NO: 21-174-DRAFT006
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